

CONSERVATION EASEMENT

Attachment # 1
of 4

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 23rd day of May, 2005, by Dale and Susan Thompson, whose mailing address is 4938 Chaires Cross Road, Tallahassee, Florida 32317 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement required, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall ensure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Dale Thompson
(Name typewritten)

[Signature]
(Signature)

Susan Thompson
(Name typewritten)

[Signature]
(Signature)

WITNESSES:

[Signature]
(Sign)

Cathy C. Harris
(Print Name)

[Signature]
(Sign)

EDWARD G. CANUP
(Print Name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24th day of May, 2004, by Susan and Dale Thompson, who is Personally known to me or who has produced and Identification.

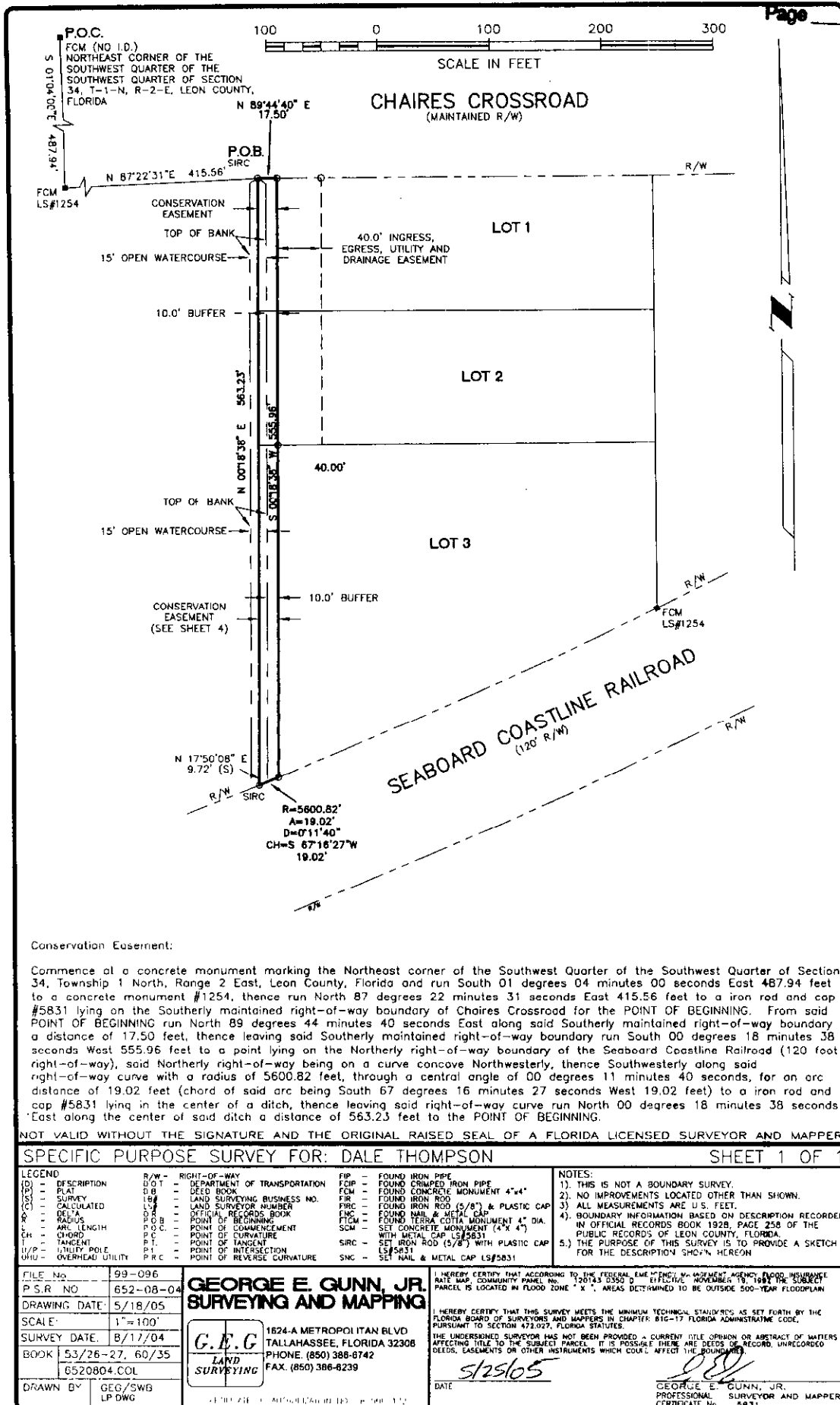
[Signature]
(Signature of Notary)

Cathy C. Harris
(Print, Type or Stamp Name of Notary)



(Title or Rank)

(Serial Number, If Any)



**CONSERVATION EASEMENT MANAGEMENT & MAINTENANCE PLAN
FOR CONSERVATION EASEMENT**

Notice: This plan does not necessarily provide exemption from any other applicable local, state, or federal regulations.

**A. THE FOLLOWING ACTIVITIES ARE ALLOWED WITHIN THE
CONSERVATION EASEMENT AREA:**

1. Eradication of invasive and nuisance plant species through the application of herbicides or by physical removal of such plants. Herbicides must be applied in accordance with the manufacturer's labeling. As used herein, "invasive" species are those plants listed by the Florida Exotic Pest Plant Council's (EPPC) List of Invasive Species. "Nuisance" species are native plants not listed by the EPPC but are considered undesirable due to their competitive effects, such as grapevine, cattail, dog fennel, catbrier, etc. Leon County must be contacted prior to the eradication of nuisance plants to ensure the county agrees with designating the particular plant species as being a nuisance species.
2. Planting of native species that are adapted to local site conditions. Any proposed planting of additional vegetation should first be submitted to the Leon County Department of Community Development for review and approval.
3. Removal of dead, diseased, or dying vegetation. Such removal must be conducted in a manner that minimizes disturbance to the soil surface and minimizes impacts to nearby plants other than invasive or nuisance species.
4. Any other activities specifically authorized by an Environmental Management Permit issued by the Leon County Department of Community Development.

B. MAINTANCE OF CONSERVATION EASEMENT AREA:

Maintenance of the conservation easement areas shall be the responsibility of the individual lot owner upon whose property a given conservation area or portion thereof is located. An individual lot owner will only be responsible for the maintenance of that portion of each conservation easement area located on the lot owner's property.

Lot owners are encouraged to maintain the conservation easement area such that the average percent cover accounted for by invasive plant species does not exceed 5 percent and the average percent cover accounted for by nuisance plant species does not exceed 5 percent. Immediately following a maintenance event, the average percent cover by invasive plant species should be as close to 0 percent as possible.